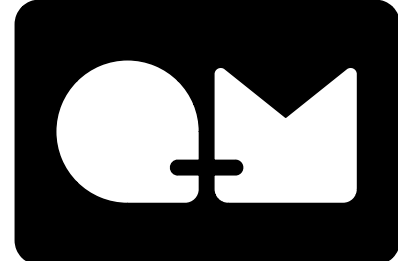


Bell Residence Spa



andrulaitis+mixon

2040 ALAMEDA PADRE SERRA - SUITE 107
SANTA BARBARA
CALIFORNIA 93105 895 2528

Proposed Project :
Residential Spa
825 Roble Lane
Santa Barbara, CA

ABBREVIATIONS			GENERAL NOTES		BEST MANAGEMENT PRACTICES		CODE ANALYSIS		TABULATIONS		SHEET INDEX	
<div><div><div><div><div>@</div><div>d</div><div>#</div><div>AB</div><div>AC</div><div>AL</div><div>AD</div><div>AW</div><div>BD</div><div>BF</div><div>BLDG</div><div>BLK(G)</div><div>BM</div><div>BOT</div><div>CB</div><div>CJ</div><div>CL</div><div>CLG</div><div>CL</div><div>CLR</div><div>CMU</div><div>CO</div><div>COL</div><div>CONN</div><div>CONT</div><div>CS</div><div>CSK</div><div>DF</div><div>DIA</div><div>DN</div><div>DS</div><div>DWG</div><div>E</div><div>(E)</div><div>EACH</div><div>EJ</div><div>ELEV</div><div>EN</div><div>EQ</div><div>EQUIP</div><div>FAU</div><div>FBO</div><div>FD</div><div>FE(C)</div><div>FF</div><div>FG</div><div>PH</div><div>FIN</div><div>FL</div><div>FLG</div><div>FLR</div><div>FN</div><div>FDC</div><div>FOM</div><div>FOP</div><div>FOS</div><div>FR</div><div>FT</div><div>FX</div><div>GA</div><div>GALV</div><div>GYP</div><div>HB</div><div>HOW</div><div>HM</div><div>HP</div><div>HR</div><div>HTR</div><div>HVAC</div><div>HWIR</div><div>INV</div><div>LAG</div><div>LAM</div><div>LB</div></div><div><div>AT</div><div>PENNY</div><div>FOUND</div><div>ANCHOR BOLT</div><div>ASPHALTIC CONCRETE</div><div>AIR CONDITIONING</div><div>ALUMINUM</div><div>ANODIZED</div><div>AWINGS</div><div>BOARD</div><div>BIFOLD</div><div>BUILDING</div><div>BLOCKING</div><div>BEAM</div><div>BOUNDARY NAILING</div><div>BOTTOM</div><div>CATCH BASIN</div><div>CAST IRON</div><div>CEILING JOIST</div><div>CEILING</div><div>CLOSET</div><div>CLEAR</div><div>CONCRETE MASONRY UNIT</div><div>CLEAN OUT</div><div>COLUMN</div><div>CONNECTION</div><div>CONTINUOUS</div><div>CASEMENT</div><div>COUNTERSINK</div><div>DOUGLAS FIR</div><div>DOUBLE HUNG</div><div>DIAMETER</div><div>DOWN</div><div>DOWNSPOUT</div><div>DRAWING</div><div>EAST</div><div>EXISTING</div><div>EACH</div><div>EXPANSION JOINT</div><div>ELEVATION</div><div>EDGE NAIL</div><div>EQUAL</div><div>EQUIPMENT</div><div>FORCED AIR UNIT</div><div>FURNISHED BY OWNER</div><div>OR OTHERS, TO BE</div><div>INSTALLED BY CONTRACTOR</div><div>FLOOR DRAIN</div><div>FIRE EXTINGUISHER (& CABINET)</div><div>FLOOR DRAIN</div><div>FINISHED FLOOR</div><div>FINISHED GRADE</div><div>FLAT HEAD</div><div>FINISH</div><div>FLOW LEVEL</div><div>FLASHING</div><div>FLOOR</div><div>FIELD NAILING</div><div>FACE OF CONCRETE</div><div>FACE OF FINISH</div><div>FACE OF MASONRY</div><div>FACE OF PLYWOOD</div><div>FACE OF STUD</div><div>FRENCH DOOR</div><div>FOOT OR FEET</div><div>FIXED</div><div>GAUGE</div><div>GALVANIZED</div><div>GYPSPUM</div><div>HOSE BIBB</div><div>HOLLOW CORE WOOD</div><div>HOLLOW METAL</div><div>HORSE POWER</div><div>HOUR</div><div>HEATER</div><div>HEATING/ VENTILATION/</div><div>AIR CONDITIONING</div><div>HOT WATER (RETURN)</div><div>INVERT</div><div>LAMINATED GLASS</div><div>LAMINATE</div><div>LAG BOLT</div></div><div><div>LT</div><div>LIGHT</div><div>MAS</div><div>MASONRY</div><div>MATL</div><div>MATERIAL</div><div>MAX</div><div>MAXIMUM</div><div>MB</div><div>MACHINE BOLT</div><div>MECH</div><div>MECHANICAL</div><div>MEMB</div><div>MEMBRANE</div><div>MET</div><div>METAL</div><div>MFR</div><div>MANUFACTURER</div><div>MIN</div><div>MINIMUM</div><div>MISC</div><div>MISCELLANEOUS</div><div>N</div><div>NORTH</div><div>NEW</div><div>NEW</div><div>NIC</div><div>NOT IN CONTRACT</div><div>NO OR</div><div>NUMBER</div><div>#</div><div>NOT TO SCALE</div><div>OC</div><div>ON CENTER</div><div>OVAL HEAD OR OVER</div><div>HEAD</div><div>OPNG</div><div>OPENING</div><div>PERFR</div><div>PERFORATED</div><div>PF</div><div>PRE FINISHED</div><div>PL</div><div>PLATE OR PROPERTY LINE</div><div>PLAM</div><div>PLASTIC LAMINATE</div><div>PLAS</div><div>PLASTER</div><div>PLYWD</div><div>PLYWOOD</div><div>PMTR</div><div>PERIMETER</div><div>PAINT</div><div>PAIR</div><div>PAIR</div><div>PTDF</div><div>PRESSURE TREATED</div><div>DOUGLAS FIR</div><div>DOUGLAS FIR</div><div>RD</div><div>ROOF DRAIN</div><div>RH</div><div>ROUND HEAD</div><div>ROOM</div><div>ROOM</div><div>RO</div><div>ROUGH OPENING</div><div>RWD</div><div>REDWOOD</div><div>SCHED</div><div>SCHEDULED</div><div>SCW</div><div>SOLID CORE WOOD</div><div>SOUTH</div><div>SOUTH</div><div>SQ</div><div>SQUARE FEET</div><div>SH</div><div>SINGLE HUNG</div><div>SHT</div><div>SHEET</div><div>SHTYG</div><div>SHEATHING</div><div>SIM</div><div>SIMILAR</div><div>SMACNA</div><div>RE THE ARCH SHEET</div><div>METAL MANUAL</div><div>STRUCTURAL</div><div>SPEC</div><div>SPECIFICATION</div><div>SQ</div><div>SQUARE</div><div>ST</div><div>STAIN</div><div>STD</div><div>STANDARD</div><div>STL</div><div>STEEL</div><div>TC</div><div>TOP OF CURB OR TOP OF CONCRETE</div><div>TOP OF CATCH BASIN</div><div>TONGUE AND</div><div>GROOVE</div><div>THRU</div><div>THROUGH</div><div>TMP</div><div>TEMPERED</div><div>TP</div><div>TOP OF PAVING</div><div>TW</div><div>TOP OF WALL</div><div>TYP</div><div>TYPICAL (ITEMS TYPICAL UNLESS SHOWN OR NOTED OTHERWISE)</div><div>UNO</div><div>UNLESS NOTED OTHERWISE</div><div>UV</div><div>ULTRAVIOLET BLOCKING GLASS</div><div>VCT</div><div>VINYL COMPOSITION</div><div>TILE</div><div>VERT</div><div>VERTICAL</div><div>VGDF</div><div>VERTICAL GRAIN</div><div>DOUGLAS FIR</div><div>VENT THRU ROOF</div><div>W</div><div>WEST</div><div>WC</div><div>WATER CLOSET</div><div>WOOD</div><div>WOOD</div><div>WH</div><div>WATER HEATER</div><div>WP</div><div>WATERPROOF</div><div>WS</div><div>WOOD SCREW</div><div>WWF</div><div>WELDED WIRE FABRIC</div><div>W/</div><div>WITH</div><div>W/O</div><div>WITHOUT</div></div></div></div></div>	<div><div>1</div><div>ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES AND REGULATIONS THAT ARE CURRENTLY IN EFFECT.</div></div> <div><div>2</div><div>IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION CONSTRUCTION PROJECT. INSTALL TEMPORARY BRACING AND SHORING AS REQUIRED TO GUARANTEE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM.</div></div> <div><div>3</div><div>THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES DISCOVERED IN THE DRAWINGS AND/OR SPECIFICATIONS. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE COSTLIER OR THE MORE RESTRICTIVE CONDITION SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE APPROVED IN WRITING BY THE ARCHITECT.</div></div> <div><div>4</div><div>THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ALL SUB-CONTRACTORS.</div></div> <div><div>5</div><div>THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ALL UNDERGROUND UTILITIES.</div></div> <div><div>6</div><div>THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201 LATEST VERSION, SHALL BE PART OF THESE PLANS AND SPECIFICATIONS WITH THE FOLLOWING AMENDMENTS: A. OWNER SHALL SECURE AND PAY FOR ALL PERMITS AND FEES AS REQUIRED TO SECURE THE BUILDING PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, LICENSES & INSPECTIONS REQUIRED FOR THE COMPLETION OF THE WORK IN CONSTRUCTION AFTER THE ISSUANCE OF THE BUILDING PERMIT. B. CONTRACTOR SHALL VERIFY WITH THE OWNERS REQUIREMENTS FOR INSURANCE AND SHALL NAME OWNER AS ADDITIONAL INSURED WHEN REQUESTED.</div></div> <div><div>7</div><div>THE CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS PRIOR TO BID. ON SITE VERIFICATION OF ALL EXISTING DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE SUB-CONTRACTOR.</div></div> <div><div>8</div><div>GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY MAY CONFLICT WITH SPECIFIC DETAILS AND NOTES. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED AND TYPICAL DETAILS DO NOT APPLY, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.</div></div> <div><div>9</div><div>ALL DIMENSIONS TYPICALLY TO FACE OF STUD (F.O.S.) OR FACE OF PLYWOOD (F.O.P.) AT SHEAR WALLS UNLESS NOTED OTHERWISE. ALL OPENINGS DIMENSIONED TO CENTERLINE OF OPENING. PLYWOOD AT EXTERIOR WALLS SHALL ALIGN WITH FACE OF CONCRETE FOOTING. "FINISH FLOOR" INDICATES TOP OF STRUCTURAL CONCRETE SLAB OR PLYWOOD DECK.</div></div> <div><div>10</div><div>NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.</div></div> <div><div>11</div><div>ALL PENETRATIONS OF 1-HOUR FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED WITH APPROVED FIRE ASSEMBLIES.</div></div> <div><div>12</div><div>THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING, BASEMENT, UNDERFLOOR OR WALL ACCESS PANELS AS REQUIRED BY GOVERNING AGENCIES FOR VENTILATION, CRAWLSPACE AND ATTIC ACCESS, AIR CONDITIONING, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. PROVIDE RATED ASSEMBLIES WHERE REQUIRED.</div></div> <div><div>13</div><div>REFER TO FORM M-1 ON SHEET G-001 AND G-002 FOR ALL REQUIREMENTS RELATED TO ENERGY COMPLIANCE.</div></div> <div><div>14</div><div>ALL NEW CONSTRUCTION DETAILS ON EXISTING BUILDINGS SHALL MATCH EXISTING CONDITIONS TO THE GREATEST EXTENT POSSIBLE.</div></div> <div><div>15</div><div>PLUMBING FIXTURE FLOW RATES PER CALIFORNIA GREEN BUILDING STANDARDS CODE, SHEET G-004, DIVISION 4.303.</div></div> <div><div>16</div><div>ALL PLUMBING VENTS AND PENETRATIONS SHALL BE COMBINED TO THE GREATEST EXTENT POSSIBLE TO MINIMIZE THE ROOF PENETRATIONS.</div></div> <div><div>17</div><div>PLEASE TELEPHONE UNDERGROUND SERVICE ALERT (USA) TOLL FREE AT (1-800-227-2600) A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION. FOR BEST RESPONSE, PROVIDE AS MUCH NOTICE AS POSSIBLE, UP TO TEN (10) WORKING DAYS.</div></div>											

FAR CALCULATIONS

LICENSE



JOB NUMBER

15.018

PERMIT NUMBER

BLD2019-00

CONTENTS

TITLE SHEET

ANDRULAITIS MIXON ARCHITECTS, INC.
expressly reserves that all rights in copyright and other property rights in these plans. These plans are not to be reproduced, copied, altered, copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of Andrulaitis Mixon Architects, Inc. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Andrulaitis Mixon Architects, Inc. harmless.

SUBMITTALS

DATE TYPE

11.20.19 SFD8 Spa Submit

1.13.20 SFD8 Spa Submit 2

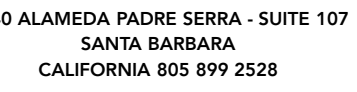
ISSUE DATE

1.13.2020

REVISIONS

NO.	DATE	TYPE

G-000



Proposed Project :
Residential Spa
825 Roble Lane
Santa Barbara, CA

Proposed Project:



OVERHEAD PHOTOGRAPHY



LEGEND

PROPERTY LINE

SETBACK LINE

NOTE: STRUCTURES SHOWN ON PROPERTIES OTHER THAN 825 ROBLE LANE WERE NOT SURVEYED FOR EXACT LOCATION, BUT RATHER ARE SHOWN AS APPROXIMATE BASED ON CITY OF SANTA BARBARA AERIAL MAP.

LICENSE



JOB NUMBER

15.018

PERMIT NUMBER

BLD2019-00

CONTENTS

--

PROPOSED SITE PLAN

ANDRULAITIS MIXON ARCHITECTS, INC. expressly reserves their common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of Andrulaitis Mixon Architects, Inc. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Andrulaitis Mixon Architects, Inc. harmless.

SUBMITTALS

DATE	TYPE

20.19	SFDB Spa Submit

15.20	SI DB spa submit z

ISSUE DATE

1.13.2020

REVISIONS

NO.	DATE	TYPE
-----	------	------

--	--	--	--	--

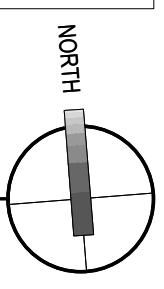
A-101

7

2 PROPOSED SITE PLAN
Scale: 1" = 10 ft

(2

Scale: 1" = 10 ft



A-101



andrulaitis+mixon
2040 ALAMEDA PADRE SERRA - SUITE 107
SANTA BARBARA
CALIFORNIA 93101 895 2528

Proposed Project :
Residential Spa
825 Roble Lane
Santa Barbara, CA

LICENSE



JOB NUMBER

15.018

PERMIT NUMBER

BLD2019-00

CONTENTS

ENLARGED
SITE PLAN

ANDRULAITIS MIXON ARCHITECTS, INC.
expressly reserves that all copyright and other property rights in these plans. These plans are not to be reproduced, altered, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of Andrulaitis Mixon Architects, Inc. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Andrulaitis Mixon Architects, Inc. harmless.

SUBMITTALS

DATE	TYPE
11.20.19	SFDB Spa Submit
1.13.20	SFDB Spa Submit 2

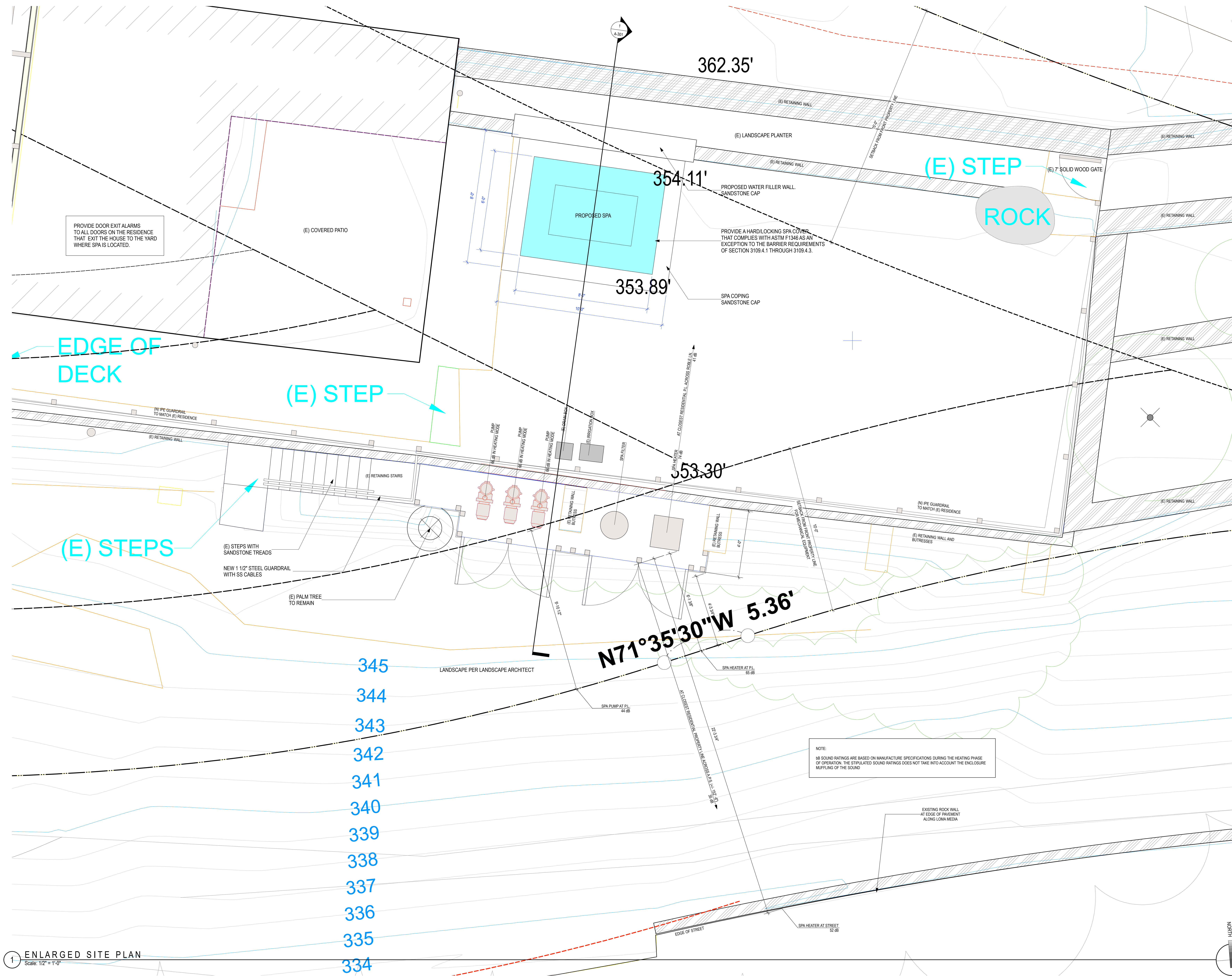
ISSUE DATE

1.13.2020

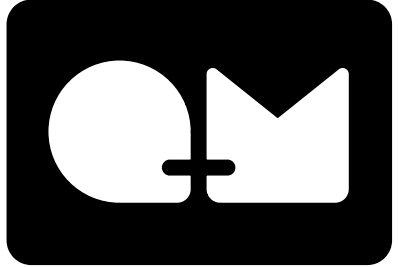
REVISIONS

NO.	DATE	TYPE

A-102



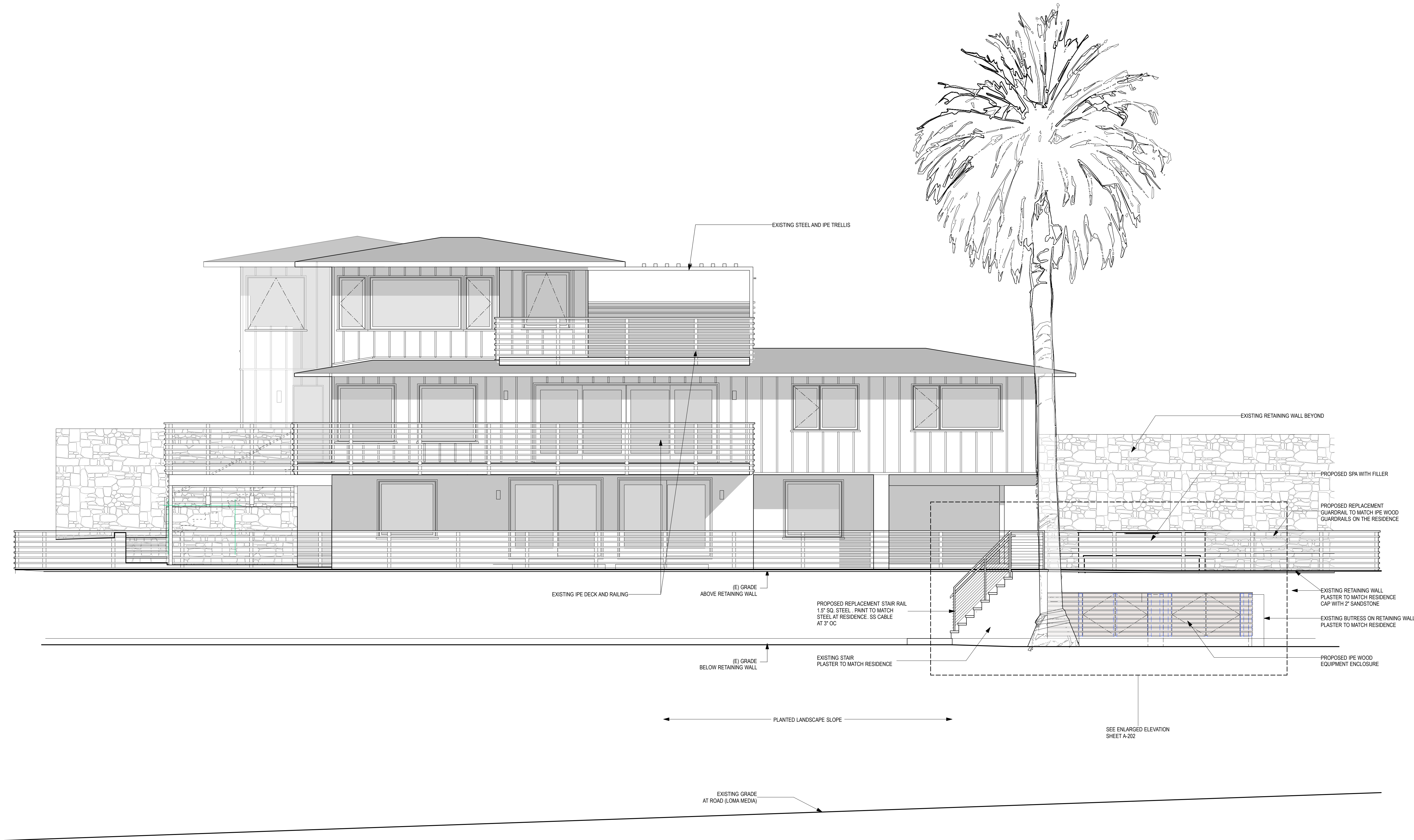
ENLARGED SITE PLAN
Scale: 1/2" = 1'-0"



andrulaitis+mixon

2040 ALAMEDA PADRE SERRA - SUITE 107
SANTA BARBARA
CALIFORNIA 93101-2528

Proposed Project :
Residential Spa
825 Roble Lane
Santa Barbara, CA



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

LICENSE



JOB NUMBER

15.018

PERMIT NUMBER

BLD2019-00

CONTENTS

ELEVATION

ANDRULAITIS MIXON ARCHITECTS, INC.
expressly reserves that all other copyright
and other property rights in these plans. These
plans are not to be reproduced, changed, or
copied in any form or manner whatsoever, nor
are they to be assigned to a third party without
first obtaining the written permission and
consent of Andrulaitis Mixon Architects, Inc. In
the event of unauthorized reuse of these plans
by a third party, the third party shall hold
Andrulaitis Mixon Architects, Inc. harmless.

SUBMITTALS

DATE	TYPE
11.20.19	SFDB Spa Submit
1.13.20	SFDB Spa Submit 2

ISSUE DATE

1.13.2020

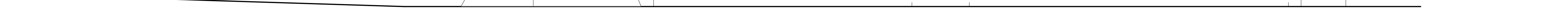
REVISIONS

NO.	DATE	TYPE

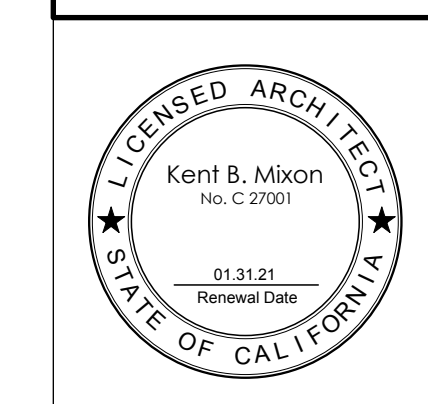
A-201



2 SPA ELEVATION
Scale: 3/4" = 1'-0"



1 SPA ENCLOSURE ELEVATION
Scale: 3/4" = 1'-0"



15.018

PERMIT NUMBER

CONTENTS

SPA ENCLOSURE
ELEVATION

ANDRULAITIS MIXON ARCHITECTS, INC.

expressly reserves their common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of Andriulaitis Mison Architects, Inc. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Andriulaitis Mison Architects, Inc. harmless.

DATE	TYPE

1.13.20	SFDB Spa Submit 2

1.13.2020

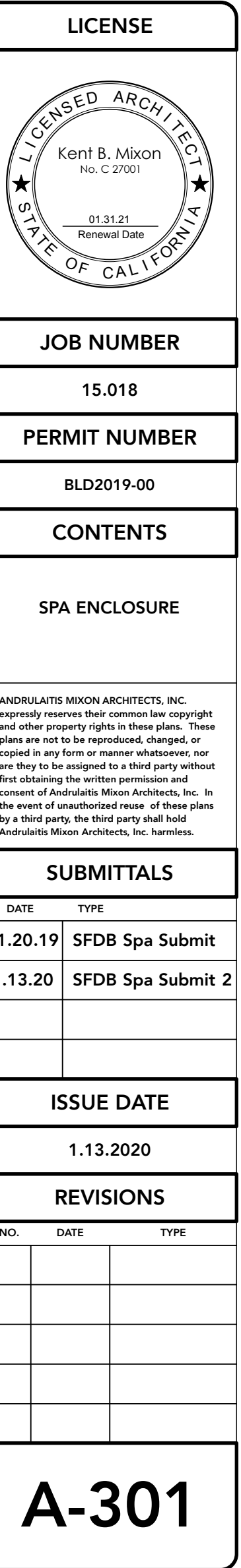
REVISIONS		
NO.	DATE	TYPE

A-202



40 ALAMEDA PADRE SERRA - SUITE 107
SANTA BARBARA
CALIFORNIA 805 899 2528

Proposed Project :
Residential Spa
825 Roble Lane
Santa Barbara, CA



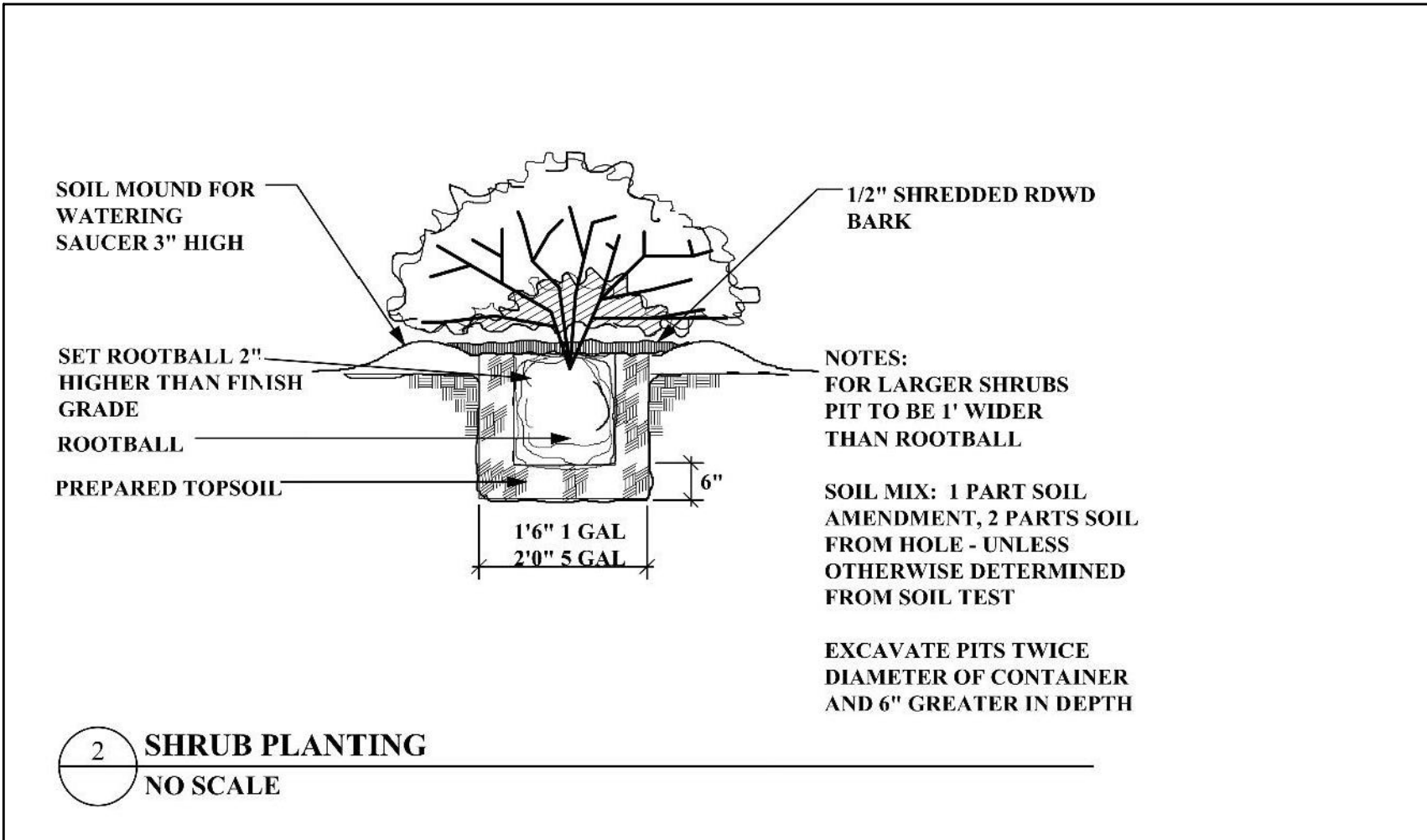
GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL EXAMINE CAREFULLY THE SITE OF THE WORK CONTEMPLATED, NOTING ALL EXISTING CONDITIONS AND PROPOSED WORK AS NOTES ON PLANS AND SPECIFICATIONS.
2. INSTALLERS SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL UNDERGROUND UTILITIES PIPES AND STRUCTURES.
3. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. THE INSTALLER SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
5. PLANT CROWN 2" ABOVE FINISH GRADE (TYPICAL ALL TREES); DELETE IN RAISED PLANTERS.
6. DIMENTIONS ON PLANTING DETAILS MAY VARY DEPENDING ON SIZE OF PLANT.
7. PROVIDE WATERING BASIN FOR ALL TREES AND SHRUBS LOCATED IN PLANTER BEDS.
8. ALL TREES AND SHRUBS TO BE FIELD SPOTTED OR STAKED BY THE CONTRACTOR PRIOR TO PLANTING AND LOCATIONS APPROVED BY LANDSCAPE ARCHITECT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FINISH GRADES IN ALL PLANTING AREAS AND FOR ANY FINE GRADING NECESSARY FOR SURFACE DRAINAGE AND UNIFORMITY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
10. FINISH GRADE (TOP OF MULCH) IN PLANTING SHALL MEET THE FOLLOWING CRITERIA FROM TOP OF HEADER, CURB, OR FINISHED SURFACE OF WALK OR PAVED AREAS:
 - a. SHRUB AND GROUNDCOVER - MINUS 1-1/2"
 - b. TURF AREAS - MINUS 1"
11. ANY ROCKS, CLODS, OR DEBRIS GREATER THAN 3/4" ON ANY SIDE SHALL BE REMOVED FROM PLANTING AREA. ROCKS AND DEBRIS WILL BE REMOVED FROM SITE.
12. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR SHOULD SUBMIT FOR APPROVAL PHOTOS OF ALL BOXED TREES. PHOTOS SHOULD INCLUDE A PERSON FOR SCALE PURPOSES. ALL BOXED TREES SHALL BE OF A QUALITY AS DETERMINED BY THE OWNER'S REPRESENTATIVE. MATERIAL FOUND UNSUITABLE FOR THE DESIGN OR SPECIFICATION INTENT WILL BE REJECTED.
13. IT IS THE INSTALLER'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR TAGGED MATERIALS MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE.
14. HOLD MULCH 3" AWAY FROM TRUNKS OF TREES AND SHRUBS IN WATERING BASINS.

15. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
16. IF CONFLICTS ARISES BETWEEN SIZE OF AREAS AND PLANTS, INSTALLER IS TO CONTACT THE OWNER REPRESENTATIVE FOR RESOLUTION.
17. PLANT COUNTS, QUANTITIES OR AREA CALCULATIONS INDICATED ON THE PLANS ARE FOR CONVENIENCE ONLY. THE INSTALLERS SHALL BE RESPONSIBLE FOR THEIR OWN FINAL PLANT COUNTS, QUANTITIES OR AREA CALCULATIONS. PROVIDE FULL COVERAGE WITH TRIANGULAR SPACING FOR GROUNDCOVER AREA PER SPECIFIED SPACING.
18. ALL NON-TURF PLANTING AREAS SHALL BE COVERED WITH A MINIMUM OF THREE (3) INCHES SHREDDED BARK MULCH. (SUBMIT SAMPLES FOR APPROVAL PRIOR TO APPLICATION.)
19. SOIL AMENDMENT: CONTRACTOR TO PROVIDE 4 CY / 1000 SF OF SOIL AMENDMENT FOR ALL PLANTING AREAS. TILL INTO THE TOP 6" OF EXISTING SOIL.
20. CONTRACTOR SHALL TAKE RANDOM SOIL SAMPLE AND SEND TO FRUIT GROWERS LAB (805) 525-3824 FOR TESTING AND SOIL RECOMMENDATIONS AND MODIFY NOTES #19 AND #21 IF REQUIRED.
21. PLANT BACKFILL: MIXTURE OF TWO PARTS SOIL FROM HOLE, AND ONE PART SOIL AMENDMENT. PROVIDE ALL AMENDED TOPSOIL IN RAISED PLANTER POTS AND BEHIND RETAINING AND PLANTER WALLS AS REQUIRED.
22. CONTRACTOR SHALL GUARANTEE ALL TREES FOR ONE (1) YEAR FROM DATE OF FINAL PAYMENT.
23. ALL PLANT PITS TO HAVE AGRIFORM SLOW RELEASE PLANT TABLETS (OR EQUAL):

1 GAL	1 TABLET
5 GAL	2 TABLETS
15 GAL	3 TABLETS
24" BOX AND LARGER	4-6 TABLETS
24. CONTRACTOR SHALL VERIFY EXISTING PLANT MATERIAL LOCATIONS PRIOR TO CONSTRUCTION AND CONTACT LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES.
25. CONTRACTOR SHALL MAINTAIN AND GUARANTEE SHRUBS AND GROUNDCOVER FOR A PERIOD OF NINETY (90) DAYS.

PLANTING DETAIL



PLANT LIST

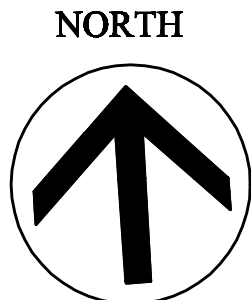
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS			
ARB UNE	Arbutus unedo 'Compacta' Multi	Dwarf Strawberry Tree	15 Gal.
CHO TEC	Chondropetalum tomentosum	Cape Rush	5 Gal.
ECH FAS	Echium fastuosum	Pride of Madeira	5 Gal.
PEN FAI	Pennisetum 'Fairy Tale'	Fountain Grass	1 Gal.
ROS PRO	Rosemarinus prostratus	Creeping Rosemary	1 Gal.
SEN SER	Senecio serpens	Blue Chalksticks	1 Gal.
STR REG	Strotilia reginae	Bird of Paradise	5 Gal.

IRRIGATION NOTES:

1. CONTRACTOR SHALL RETROFIT EXISTING SYSTEM AND PROVIDE IF NECESSARY NEW AUTOMATIC VALVES, LOW PRECIPITATION SPRAY HEADS, DRIP HEADS AND TIME CLOCK, ETC. REQUIRED TO PROVIDE FULL COVERAGE IN PLANTING AREAS. CLOCK LOCATIONS AND COMPLETE SYSTEM TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL GROUNDCOVERS AND/OR SHRUB BEDS SHALL BE IRRIGATED WITH MICROSPRAY/ DRIP EMITTERS OR LOW PRECIPITATION SHRUB HEADS.
3. WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION AND SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE.
4. CONTRACTOR SHALL PROVIDE AN AS-BUILT PLAN UPON INSTALLATION COMPLETION.

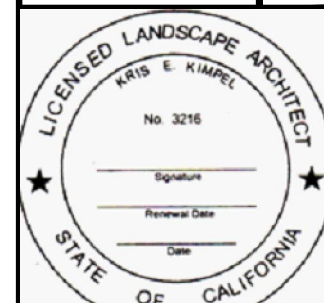


SCREEN PLANTING PLAN



SCALE: 1/4" = 1'-0"

REVISIONS	BY



KRIS E. KIMPEL
LANDSCAPE ARCHITECTURE
1220 Coast Village Circle, Suite No. 1 Montecito, California 93108
Telephone 805.565.9514 California License 3216

SCREEN PLANTING PLAN

RESIDENTIAL ADDITION
825 ROBLE LANE
SANTA BARBARA, CALIFORNIA

Date	11/11/19
Scale	1/4"=1'-0"
Drawn	
Job	ROBLE
Sheet	L-1
of	1 Sheets